

026.A

0001

0054.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

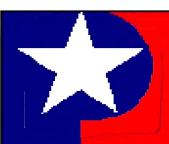
906,800 / 906,800

USE VALUE:

906,800 / 906,800

ASSESSED:

906,800 / 906,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
54		MARATHON ST, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: ZHAO ANN F

Owner 2: HOLLETT ANDREW K

Owner 3:

Street 1: 54 MARATHON ST UNIT 2

Street 2:

Twn/City: ARLINGTON

StProv: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: FOULSER DAVID E &amp; KATHERINE A -

Owner 2: -

Street 1: 54 MARATHON ST UNIT 2

Twn/City: ARLINGTON

StProv: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1911, having primarily Vinyl Exterior and 1997 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8343																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	903,800	3,000		906,800		419252
							GIS Ref
							GIS Ref
							Insp Date
							03/22/18

PREVIOUS ASSESSMENT								Parcel ID	026.A-0001-0054.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	903,800	3000	.		906,800		Year end	12/23/2021
2021	102	FV	979,600	3000	.		982,600		Year End Roll	12/10/2020
2020	102	FV	965,000	3000	.		968,000	968,000	Year End Roll	12/18/2019
2019	102	FV	857,900	3000	.		860,900	860,900	Year End Roll	1/3/2019

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOULSER DAVID E	74569-204	2	4/29/2020		932,500	No	No		
STAVROPOULOS PE	68923-504		2/22/2017		909,300	No	No		

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/1/2020		SQ Returned								JO	Jenny O						
3/22/2018		Measured								DGM	D Mann						
3/22/2018		NEW CONDO								DGM	D Mann						

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:																							
Sty Ht: 1 - 1 Story		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:																							
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:																							
Foundation: 3 - BrickorStone		OthrFix:	Rating:	RESIDENTIAL GRID																								
Frame: 1 - Wood		<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1																						
Prime Wall: 4 - Vinyl		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O												
Sec Wall:	%	A Kits:	Rating:	Other																								
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																								
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																								
Color: WHITE						Lvl 1																						
View / Desir:						Lower																						
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Totals				RMs: 9	BRs: 3	Baths: 1	HB: 1	UnSketched SubAreas: GLA: 1997, BMT: 280,												
Grade: C - Average		Location:																										
Year Blt: 1911	Eff Yr Blt:	Total Units:																										
Alt LUC:	Alt %:	Floor:	2 - 2nd Floor	<b>REMODELING</b>				<b>RES BREAKDOWN</b>																				
Jurisdct: G19	Fact: .	% Own:	52.000000000	Exterior:	No Unit	RMS	BRS	FL																				
Const Mod:		Name:		Interior:	1	9	3	2																				
Lump Sum Adj:		<b>DEPRECIATION</b>				Additions:																						
Avg Ht/FL: STD		Phys Cond: VG - Very Good	4.6 %	Kitchen:																								
Prim Int Wal: 2 - Plaster		Functional:	%	Baths:																								
Sec Int Wall:	%	Economic:	%	Plumbing:																								
Partition: T - Typical		Special:	%	Electric:																								
Prim Floors: 3 - Hardwood		Override:	%	Heating:																								
Sec Floors:	%	Total:	4.6 %	General:																								
Bsmnt Flr: 12 - Concrete		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				Totals				1	9	3												
Subfloor:		Basic \$ / SQ: 305.00		Rate	Parcel ID	Typ	Date	Sale Price																				
Bsmnt Gar:		Size Adj.: 1.17578864																										
Electric: 3 - Typical		Const Adj.: 0.99989998																										
Insulation: 2 - Typical		Adj \$ / SQ: 358.580																										
Int vs Ext: S		Other Features: 99701																										
Heat Fuel: 2 - Gas		Grade Factor: 1.00																										
Heat Type: 15 - H.V.A.C		NBHD Inf: 1.12000000																										
# Heat Sys: 1		NBHD Mod:																										
% Heated: 100	% AC: 100	LUC Factor: 1.00																										
Solar HW: NO	Central Vac: NO	Adj Total: 947414																										
% Com Wal	% Sprinkled	Depreciation: 43581																										
		Deprecated Total: 903833																										
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 026.A-0001-0054.2																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value											
3	Garage	D	Y	1	9X18	A	AV	1915	30.43	T	40	102			3,000		3,000											
More: N	Total Yard Items:	3,000	Total Special Features:		Total:	3,000																						
<b>IMAGE</b>																<b>AssessPro Patriot Properties, Inc</b>												
																												